

## Preliminary land Use Service (PLUS)

**Delaware State Planning Coordination**

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

1. Project Title/Name: Spence Property

2. Location: Milford Hundred (Along S.R. 15)

3. Parcel Identification #: MD-00-150.00-02-01.00-000  
 MD-00-150.00-02-01.01-000  
 MD-00-150.00-02-01.02-000  
 MD-00-150.00-02-01.04-000  
 MD-00-150.00-02-01.06-000  
 MD-00-150.00-02-01.07-000  
 MD-00-150.00-02-01.08-000  
 MD-00-150.00-02-01.09-000  
 MD-00-150.00-02-01.10-000  
 MD-00-150.00-02-01.12-000  
 MD-00-150.00-02-01.13-000  
 MD-00-150.00-02-01.14-000  
 MD-00-150.00-02-01.15-000  
 MD-00-150.00-02-01.16-000

4. County or Local Jurisdiction Name: Kent

5. Owner's Name: Bob Wood

Address: 1847 South Dupont Highway

City: Dover

State: DE

Zip: 19901

Phone: 302-531-2000

Fax: 302-531-0000

Email:

6. Applicant's Name: Same as Above

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

7. Engineer/Surveyor Name: Phillip Tolliver, P.E. Morris & Ritchie Associates, Inc.		
Address: 18 Boulden Circle, Suite 36		
City: Wilmington	State: DE	Zip: 19720
Phone: 302-326-2200	Fax: 302-326-2399	Email: ptolliver@mrakta.com
8. Please Designate a Contact Person, including phone number, for this Project: Phillip Tolliver, P.E. 302-326-2200		

<b>Information Regarding Site:</b>	
9. Area of Project(Acres +/-): 95.6185	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input checked="" type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N/A	
12. Present Zoning: AC	13. Proposed Zoning: AC
14. Present Use: Farmland/Residential	15. Proposed Use: Residential Subdivision
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances: NONE	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/>  Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian Water Co.  What is the estimated water demand for this project? (350 GPD x 211)=73,850 GPD  How will this demand be met? Utility Company	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input checked="" type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Kent County	
20. If a site plan please indicate gross floor area: N/A	

21. If a subdivision:	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Mixed Use
22. If residential, indicated the number of number of Lots/units: 211    Gross Density of Project: 2.21 du/AC    Net Density			
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..			
23. If residential, please indicate the following:			
Number of renter-occupied units: 0			
Number of owner-occupied units: 211			
Target Population (check all that apply):			
Renter-occupied units			
<input type="checkbox"/> Family			
<input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55)			
Owner-occupied units			
<input type="checkbox"/> First-time homebuyer – if checked, how many units			
<input type="checkbox"/> Move-up buyer – if checked, how many units			
<input type="checkbox"/> Second home buyer – if checked, how many units			
<input type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55)			
24. Present Use: % of Impervious Surfaces: Unknown		Proposed Use: % of Impervious Surfaces:	
Square Feet: Unknown		Square Feet: 20%	
25. What are the environmental impacts this project will have? NONE			
How much forest land is presently on-site? 19.30 AC.    How much forest land will be removed? 5.84 AC.			
Are there known rare, threatened, or endangered species on-site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Does it have the potential to impact a sourcewater protection area? <input type="checkbox"/> Yes <input type="checkbox"/> No			
26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Will this project contribute more rainwater runoff to flood hazard areas than prior to development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If "Yes," please include this information on the site map.			
27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Are the wetlands: <input checked="" type="checkbox"/> Tidal    Acres			
<input type="checkbox"/> Non-tidal    Acres			
If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Has the Army Corp of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If "Yes", describe the impacts:			
Will there be ground disturbance within 100 feet of wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			

28. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)</p> <p>If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will there be ground disturbance within 100 feet of the water bodies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :</p>
29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, please list name:
30. List the proposed method(s) of stormwater management for the site: BASIN
<p>Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): PERENNIAL RIVER</p> <p>Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 19.16 Acres 834,690 Square Feet
<p>What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? ACTIVE, PASSIVE AND STORMWATER MANAGEMENT</p> <p>Where is the open space located? SEE PLAN</p> <p>Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?
34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>Acres on-site that will be permanently protected</p> <p>Acres on-site that will be restored</p> <p>Acres of required wetland mitigation</p> <p>Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed</p> <p>Buffers from wetlands, streams, lakes, and other natural water bodies</p>
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 2019

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. 2 LANES (1 IN, 1 OUT)=16' WIDE NO SHLDR

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. YES, SEE PLAN (STUB ROAD PROVIDED TO PROP. LINE

40. Are there existing or proposed sidewalks? ☐ Yes ☒ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☒ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No

If yes, please List them:

44. Please make note of the time-line for this project: ASAP

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

\_\_\_\_\_  
Signature of property owner or contract buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Person completing form  
(If different than property owner)

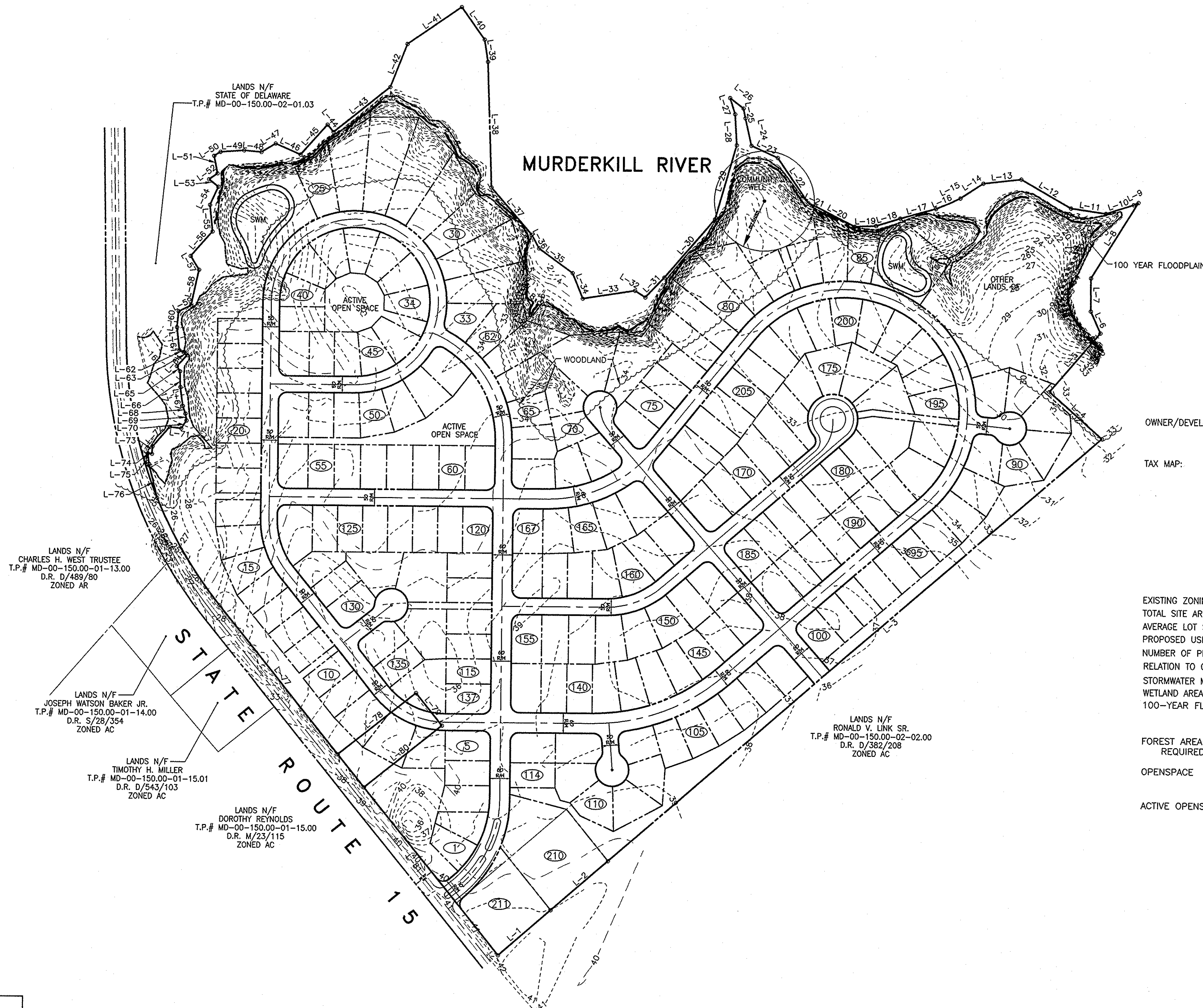
\_\_\_\_\_  
Date

This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



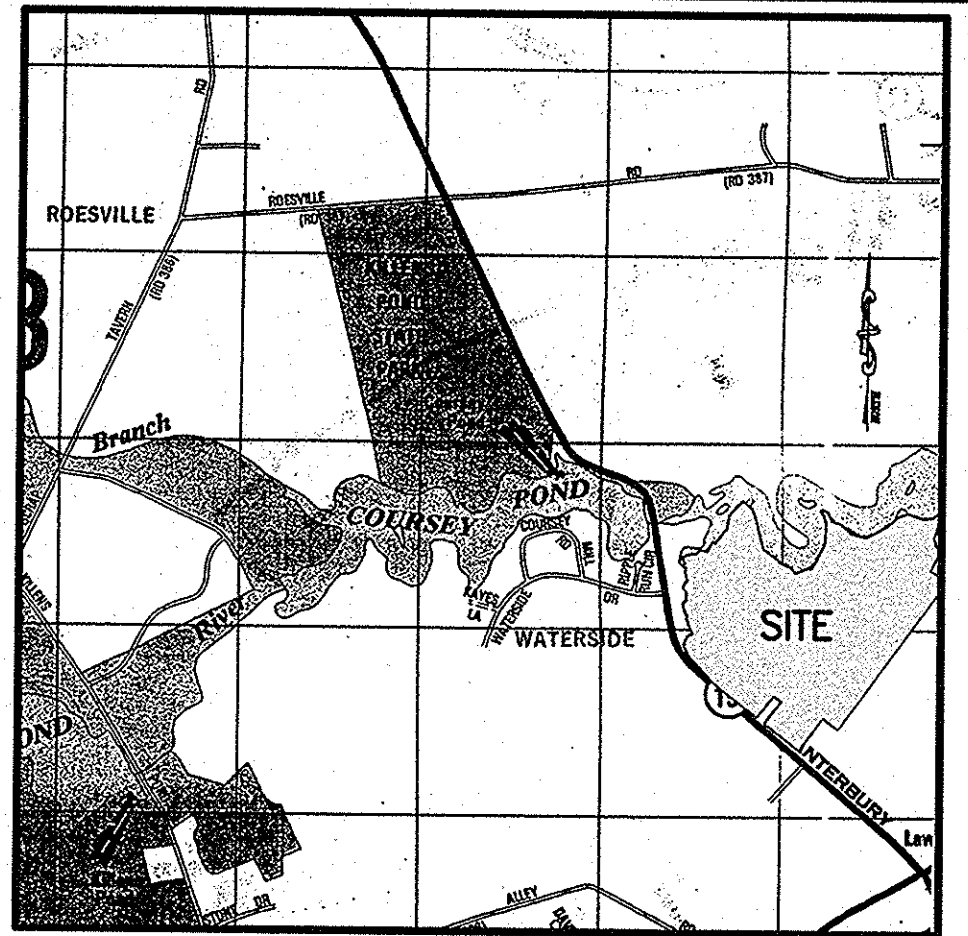
LINE TABLE		
LINE	LENGTH	BEARING
L-1	206.99'	S 48°44'21" W
L-2	226.60'	S 48°44'21" W
L-3	1949.82'	S 48°44'21" W
L-4	211.58'	S 48°36'48" E
L-5	234.24'	S 40°05'18" W
L-6	72.07'	S 24°19'44" E
L-7	100.00'	S 00°10'11" E
L-8	267.74'	S 31°28'20" W
L-9	16.02'	N 62°57'24" E
L-10	86.84'	N 71°54'14" E
L-11	106.23'	S 81°59'35" E
L-12	172.28'	S 80°14'08" E
L-13	113.86'	N 83°22'58" E
L-14	81.72'	N 56°30'59" E
L-15	29.34'	N 63°38'09" E
L-16	50.73'	N 67°03'12" E
L-17	110.60'	N 74°17'54" E
L-18	76.18'	N 72°39'08" E
L-19	63.19'	N 87°19'50" E
L-20	133.76'	S 63°19'04" E
L-21	22.54'	S 65°25'00" E
L-22	163.46'	S 34°44'43" E
L-23	87.13'	S 65°32'14" E
L-24	84.62'	S 13°05'49" E
L-25	29.94'	S 11°12'17" E
L-26	51.46'	S 52°38'57" E
L-27	50.79'	N 17°50'02" W
L-28	93.95'	N 03°46'29" W
L-29	231.95'	N 15°48'53" E
L-30	230.70'	N 40°19'47" E
L-31	82.76'	N 43°21'02" E
L-32	36.69'	S 58°22'18" E
L-33	158.45'	N 80°55'44" E
L-34	82.69'	S 22°06'32" E
L-35	125.09'	S 53°56'49" E
L-36	46.67'	S 29°14'05" E
L-37	185.81'	S 40°52'32" E
L-38	378.10'	S 02°13'46" E
L-39	67.37'	S 08°58'25" E
L-40	119.30'	S 35°34'10" E
L-41	196.54'	N 55°16'24" E
L-42	139.79'	N 20°54'02" E
L-43	217.17'	N 50°55'37" E
L-44	28.61'	S 39°04'19" E
L-45	121.55'	N 41°18'08" E
L-46	81.12'	S 66°20'18" E
L-47	49.89'	N 58°37'46" E
L-48	52.28'	S 84°46'51" E
L-49	70.28'	N 85°39'37" E
L-50	22.71'	N 58°49'30" E
L-51	53.52'	N 11°23'50" W
L-52	30.86'	N 53°35'11" E
L-53	35.26'	N 52°06'52" W
L-54	59.66'	N 23°53'31" E
L-55	79.94'	N 05°56'03" W
L-56	88.15'	N 41°00'22" E
L-57	48.70'	N 31°24'13" W
L-58	110.48'	N 11°59'42" E
L-59	40.64'	N 64°08'30" E
L-60	48.09'	N 05°09'53" E
L-61	70.91'	N 06°33'01" W
L-62	14.08'	N 65°38'07" W
L-63	12.89'	N 50°16'15" W
L-64	45.04'	N 41°13'09" E
L-65	18.02'	N 31°10'41" W
L-66	48.03'	N 01°33'08" W
L-67	57.89'	N 08°15'19" W
L-68	24.20'	N 19°31'14" W
L-69	20.58'	N 09°27'26" W
L-70	28.30'	N 33°11'19" E
L-71	35.04'	S 82°48'40" E
L-72	77.55'	N 40°24'49" E
L-73	22.73'	N 05°21'06" E
L-74	12.26'	S 82°12'37" E
L-75	32.06'	N 06°46'25" W
L-76	104.96'	N 14°05'40" W
L-77	571.67'	N 38°52'54" W
L-78	297.57'	S 51°17'08" W
L-79	124.95'	N 39°03'44" W
L-80	297.96'	N 50°56'15" E
L-81	645.78'	N 39°03'45" W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C-1	375.61'	1307.51'	S 30°39'07" E	374.32'

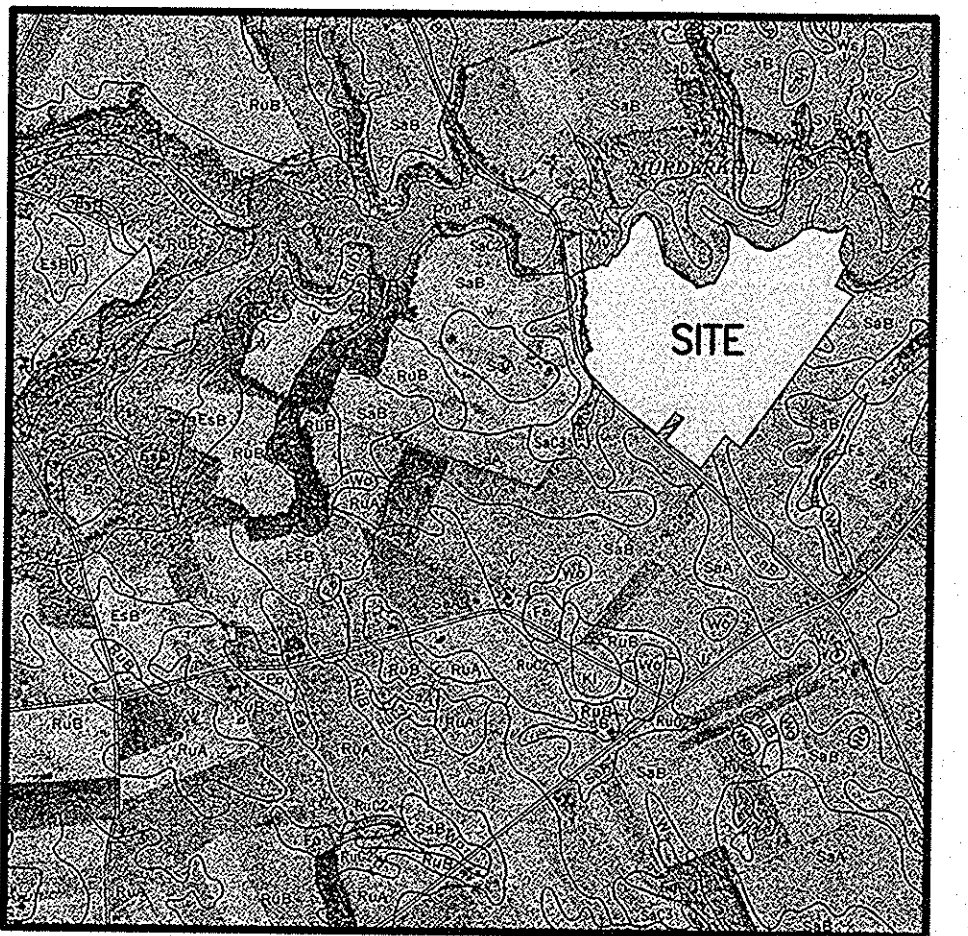


## SITE DATA

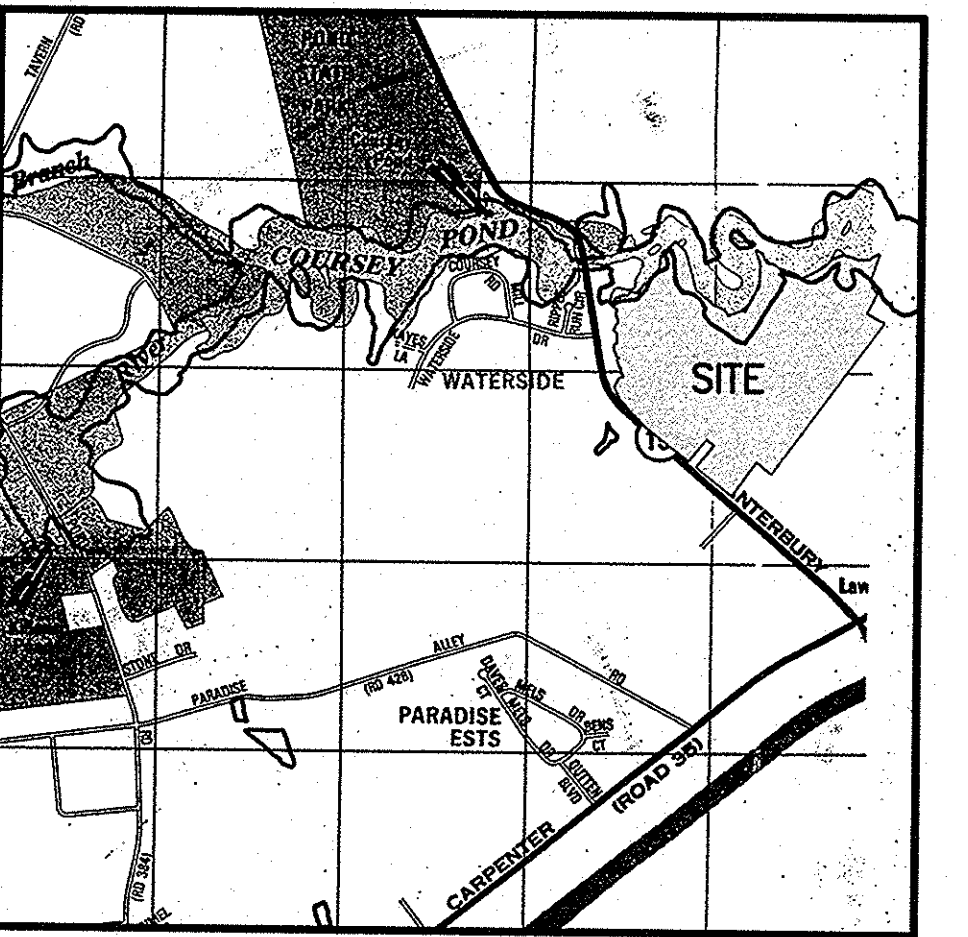
OWNER/DEVELOPER:	MR. BOB WOOD 1847 SOUTH DUPONT HIGHWAY DOVER, DE 19901
TAX MAP:	MD-00-150.00-02-01.00-000 MD-00-150.00-02-01.01-000 MD-00-150.00-02-01.02-000 MD-00-150.00-02-01.04-000 MD-00-150.00-02-01.06-000 MD-00-150.00-02-01.07-000 MD-00-150.00-02-01.08-000 MD-00-150.00-02-01.09-000 MD-00-150.00-02-01.10-000 MD-00-150.00-02-01.12-000 MD-00-150.00-02-01.13-000 MD-00-150.00-02-01.14-000 MD-00-150.00-02-01.15-000 MD-00-150.00-02-01.16-000
EXISTING ZONING:	AC
TOTAL SITE AREA:	95.6185± AC.
AVERAGE LOT SIZE:	12,723 SF
PROPOSED USE:	SINGLE FAMILY HOMES
NUMBER OF PROPOSED LOTS:	211 LOTS
RELATION TO GROWTH ZONE:	WITHIN GROWTH AREA
STORMWATER MANAGEMENT AREA:	0.975± AC
WETLAND AREA:	4.902± AC
100-YEAR FLOODPLAIN:	THERE IS A 100-YEAR FLOODPLAIN ON THIS SITE PER THE FEMA MAPS#10001C0335H & 10001C0355H, DATED MAY 5, 2003.
FOREST AREA:	AC
REQUIRED FOREST TO BE RETAINED:	9.65± AC
OPENSACE	REQUIRED 4.84 AC PROVIDED 19.16 AC
ACTIVE OPENSACE	REQUIRED 1.45 AC PROVIDED 1.74 AC



Copyright ADC The Map People - Permitted Use No. ???????  
ADC MAP No. 5. ?  
**LOCATION MAP**  
SCALE: 1" = 2000'



**SOILS MAP**  
SCALE: 1" = 2000'



**NW1 WETLANDS MAP**  
SCALE: 1" = 2000'

		<b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS 18 BOULDEN CIRCLE, SUITE 36 NEW CASTLE, DELAWARE 19720 PHONE (302) 326-2200 FAX (302) 326-2399	
		<b>SKETCH PLAN</b> FOR <b>SPENCE PROPERTY</b>	
ENGINEER'S SEAL		KENT COUNTY, DELAWARE	
DATE	REVISIONS	JOB NO.: 13543	
		SCALE: 1"=200'	
		DATE: 3/29/04	
		DRAWN BY: DJW	
		DESIGN BY: DJW	
		REVIEW BY: PLT	
		SHEET: 1 of 1	

## LEGEND






-----24-----	EXISTING 1' CONTOUR	⑩	PROPOSED LOT NUMBER
-----25-----	EXISTING 5' CONTOUR	---	PROPOSED EASEMENT
-----	EXISTING BOUNDARY LINE	---	PROPOSED BUFFER
-----	EXISTING RW LINE	---	PROPOSED LOT LINE
		---	PROPOSED RW LINE

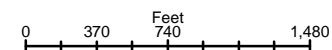
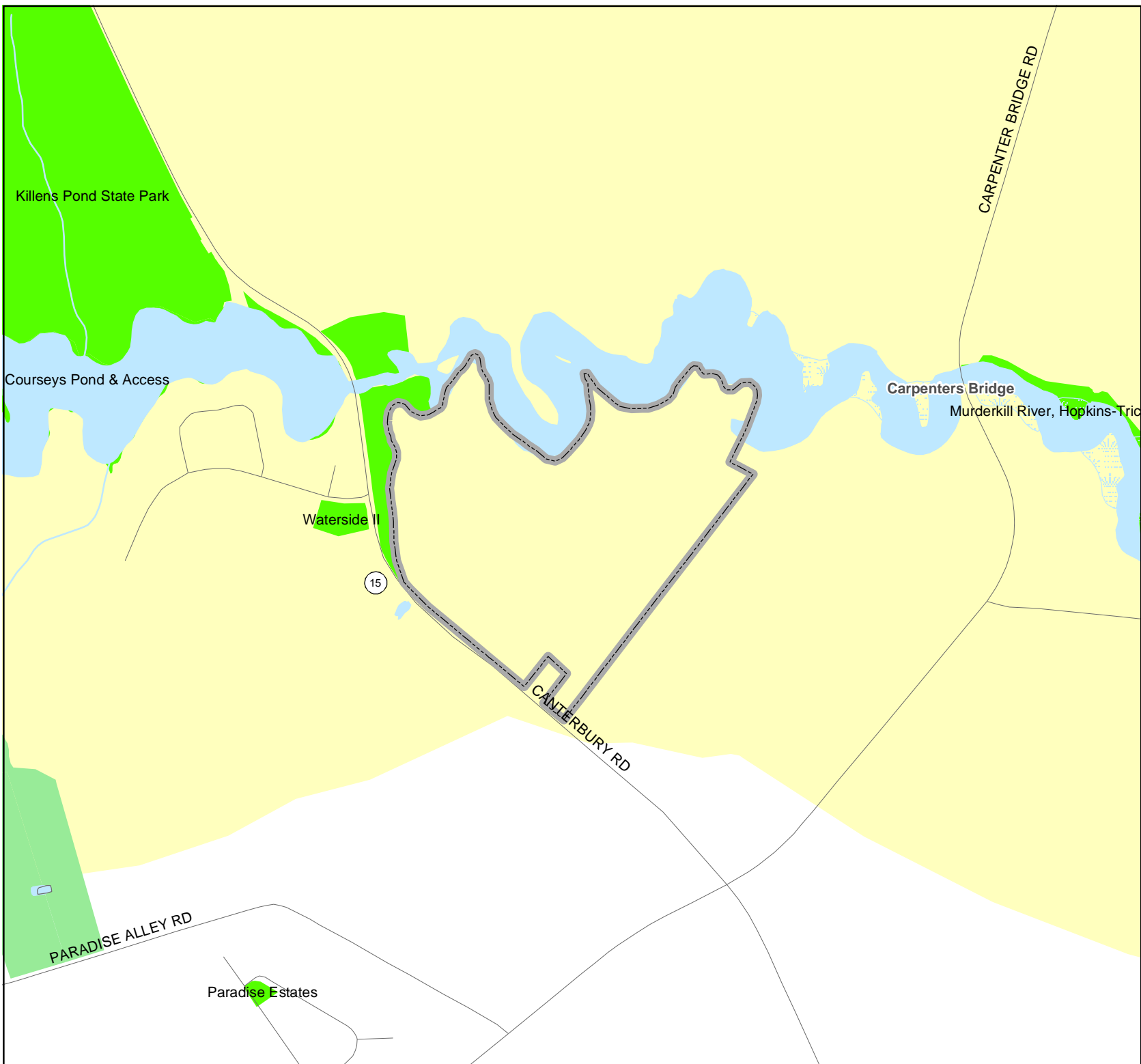
# Preliminary Land Use Service (PLUS)

**Spence Property  
2004-04-07**

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

## State Strategy Level

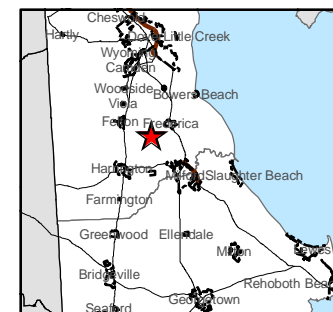
-  Community
-  Developing Area
-  Secondary
-  Sensitive
-  Rural



1:12,000



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[www.state.de.us/planning](http://www.state.de.us/planning)

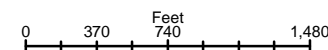




# Preliminary Land Use Service (PLUS)

Spence Property  
2004-04-07

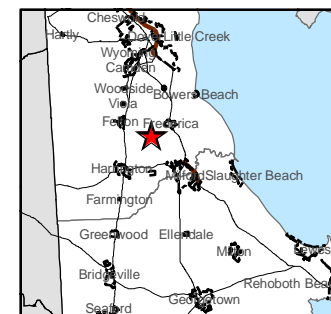
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:12,000



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# Preliminary Land Use Service (PLUS)

Spence Property  
2004-04-07

2002 False-Color  
InfraRed Orthophotography

 Project Area  
 Municipalities



0 370 740 1,480  
Feet

1:12,000



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